

PARCEL MAP NO. 31-93
BEING A SUBDIVISION OF APN 020-070-05
LOCATED WITHIN THE NW1/4 OF SECTION 18,
TOWNSHIP 8 NORTH, RANGE 23 EAST, M.D.B.&M.
IN THE UNINCORPORATED TERRITORY OF
MONO COUNTY, CALIFORNIA

SHEET 3 OF 3

ADDITIONAL INFORMATION SHEET:

PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT, THIS MAP SHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION SHOWN ON THIS MAP SHEET MAY BE DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS SHEET.

NOTES:

1. THE PRESENT AND FUTURE OWNERS OF THE LOTS CREATED BY THIS PARCEL MAP ARE TO COMPLY WITH REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN AND DEVELOPMENT STANDARDS AND MITIGATION MEASURES SPECIFIC TO THIS MAP, INCLUDING, BUT NOT LIMITED TO, CONDITIONS OF MAP APPROVAL 1-19 AND 38-41, WHICH ADDRESS VISUAL IMPACT, BUILDING CHARACTER, LIGHTING, WOOD BURNING DEVICES, CONSTRUCTION CONDITIONS, FLOODPLAIN IMPACT, EROSION CONTROL MEASURES, VEGETATION REMOVAL AND REVEGETATION, LANDSCAPING, NUISANCE CONTROL, ANIMAL MANAGEMENT, WATER SUPPLY AND SEWAGE DISPOSAL.

CONDITIONS OF MAP APPROVAL GOVERNING THE LOTS CREATED BY THIS PARCEL MAP ARE RECORDED AS INSTRUMENT NUMBER 2006008614 OF OFFICIAL RECORDS, COUNTY OF MONO, ON DEC. 5th, 2006. IF ANY INCONSISTENCIES EXIST BETWEEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, THE MORE RESTRICTIVE SHALL APPLY.

NOTES (CONTINUED):

2. THE PROPERTY AFFECTED BY THIS PARCEL MAP HAS BEEN IDENTIFIED IN FIGURE 20, "DEER HERD USE AREAS", OF THE MONO COUNTY MASTER ENVIRONMENTAL ASSESSMENT REPORT AS BEING IN AN INTENSIVE DEER HERD USE AREA. FUTURE RESIDENTIAL DEVELOPMENT SHALL BE ENCOURAGED TO USE FENCE DESIGNS THAT ALLOW MOVEMENT OF WILDLIFE THROUGH THE PROPERTY (NO TALL, SOLID FENCES; E.G., BRICK WALLS, WROUGHT IRON, WOVEN WIRE, OR CHAIN LINK FENCES. BARBED WIRE FENCES SHOULD BE ELIMINATED AND, PURSUANT TO U.S. FOREST SERVICE GUIDELINE, WIRE FENCES SHOULD CONSIST OF THREE SINGLE-STRAND WIRES PLACED 20, 30 AND 42 INCHES FROM THE GROUND WITH THE BOTTOM WIRE A SMOOTH STRAND.) OUTDOOR CONSTRUCTION ACTIVITIES SHOULD NOT OCCUR FROM DECEMBER 1 THROUGH MARCH 30.

NOTICE ON FUTURE DEVELOPMENT:

OWNERS OF THE LOTS CREATED BY THIS PARCEL MAP ARE ADVISED THAT CONDITION OF MAP APPROVAL #29 REQUIRES THAT THE DEVELOPER INSTALL APPLICABLE UTILITIES (I.E. POWER, TELEPHONE, AND CABLE TV) UNDERGROUND TO THE PROPERTY LINE OF EACH PARCEL. IN ADDITION, CONDITION OF MAP APPROVAL #33 REQUIRES THE DEVELOPER TO CONSTRUCT IMPROVED ON-SITE ROADS AND RELATED DRAINAGE FACILITIES TO PROVIDE ACCESS TO PARCELS 2 AND 3 OF THIS PARCEL MAP.

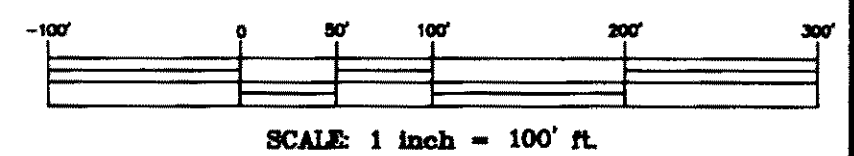
AT THE TIME OF FINAL APPROVAL OF THIS PARCEL MAP, SAID ROADS, DRAINAGE FACILITIES, AND UTILITIES HAD NOT BEEN INSTALLED. SATISFACTION OF THESE REQUIREMENTS MUST BE COMPLETED BY THE DEVELOPER OR PROPERTY OWNER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, GRADING PERMIT, WELL PERMIT, CONDITIONAL USE PERMIT, OR ANY OTHER DEVELOPMENT PERMIT BY THE COUNTY OF MONO.

NOTES:

WATER SHALL BE PROVIDED BY INDIVIDUAL WELLS ON EACH LOT.

SEWAGE DISPOSAL SHALL BE PROVIDED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON EACH LOT.

THE SUBJECT PROPERTY SHOWN ON THIS MAP IS LOCATED WITHIN THE BOUNDARIES OF AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE, AND A FAULT INVESTIGATION REPORT HAS BEEN PREPARED AND IS ON FILE WITH THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS.



WATER TANK NOTE

EXISTING WATER LINES RUN TO AND FROM THE LOCATION OF THE WATER TANK AND SERVES PARCEL 02-070-04. SAID LINES OF LEGAL AND LAWFUL USE WILL BE RELOCATED AS REQUIRED. SAID TANK AND LINES MAY BE RELOCATED AS REQUIRED BY CONDITION OF PARCEL MAP APPROVAL #42.

RECORD INFORMATION:

EASEMENT RECORDED JANUARY 19, 1926 IN BOOK V AT PAGE 16 OF THE OFFICIAL RECORDS OF MONO COUNTY
DEED RECORDED NOVEMBER 17, 1942 IN BOOK 18 AT PAGE 385 OF THE OFFICIAL RECORDS OF MONO COUNTY
DEED RECORDED JUNE 17, 1969 IN BOOK 103 AT PAGE 181 OF THE OFFICIAL RECORDS OF MONO COUNTY
DEED RECORDED SEPTEMBER 28, 1979 IN BOOK 279 AT PAGE 395 OF THE OFFICIAL RECORDS OF MONO COUNTY
EASEMENT RECORDED JANUARY 7, 1981 IN VOLUME 315 AT PAGE 279 OF THE OFFICIAL RECORDS OF MONO COUNTY
MEMORANDUM OF AGREEMENT RECORDED APRIL 6, 1981 IN VOLUME 322 AT PAGE 270 OF THE OFFICIAL RECORDS OF MONO COUNTY
EASEMENT RECORDED OCTOBER 31, 1990 IN BOOK 570 AT PAGE 139 OF THE OFFICIAL RECORDS OF MONO COUNTY
EASEMENT RECORDED OCTOBER 31, 1990 IN BOOK 570 AT PAGE 140 OF THE OFFICIAL RECORDS OF MONO COUNTY
EASEMENT RECORDED OCTOBER 2, 1997 IN VOLUME 776 AT PAGE 78 OF THE OFFICIAL RECORDS OF MONO COUNTY
STIPULATED JUDGMENT REGARDING APN 02-090-04 RECORDED AS DOCUMENT NO. 2004000307 OF THE OFFICIAL RECORDS OF MONO COUNTY

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PARCEL MAP BOOK 4, Pg 159B